Historic District Review Committee

Staff Report Addendum
May 17, 2010

Action Items

CAPP 2010-0002 Madison: New Residential Construction in the Waterford Historic District: PIN: 304-46-4671.

The following report is in addendum to the Staff Report dated May 10, 2010. This addendum reviews changes made in the revised submission dated May 17, 2010. The changes are based on the findings and conditions in the May 10, 2010 Staff Report, as well as the revisions made to the conditions during the May 10, 2010 HDRC meeting. The addendum also includes revised findings and conditions based on the revised submission dated May 17, 2010.

Analysis

The following analysis focuses on elements of the proposed residence that do not meet the Loudoun County Historic District Guidelines: Waterford Historic District (Waterford Guidelines).

Brick Details

Brick Bond
The applicant depicts running bond in the revised elevations. Brick, laid in Flemish or common (also known as American) bond, is the most common building material in Waterford (refer to p. 118 for examples). **Therefore, the applicant should use one of these bonds for the proposed main block. Stretcher or running bond is not acceptable for the main block, as it does not follow traditional brick bonds for buildings.**

Jack Arches
The applicant proposes flat jack arches above the windows constructed of a symmetrical row of vertical stretchers. This construction method does not follow historic precedent. Traditionally, jack arches have a trapezoidal shape created by cutting bricks to the correct shapes and sizes and have a height that is more than one stretcher length as shown in Photos 1 and 2 (*Waterford Guidelines, Guidelines for New Construction: Materials and Textures, Text and Guideline 6, p. 75; Architectural Details and Decoration, Text and Guidelines 1 and 2, p. 73*). **Jack arches that follow traditional building methods (trapezoidal shape, > one stretcher height, use of cut bricks) would meet the Guidelines.**

Chimney Corbelling
The proposal to finish the chimney with a different unidentified material and a cap constructed of brick headers is not sympathetic to the design of chimneys on adjacent

buildings, as well as others found in the Waterford Historic District. New chimneys should be sympathetic to the design of those found on adjacent historic buildings (*Waterford Guidelines, Guidelines for New Construction: Chimneys, Guideline 4, p. 64*). Traditionally, chimneys in Waterford are finished with solid brick corbelling using full sized bricks, such as the chimney in Photo 3. **The chimney should have a simple corbelled top that follows traditional materials building methods to be in keeping with neighboring historic and non-historic residences and meet the Guidelines**.

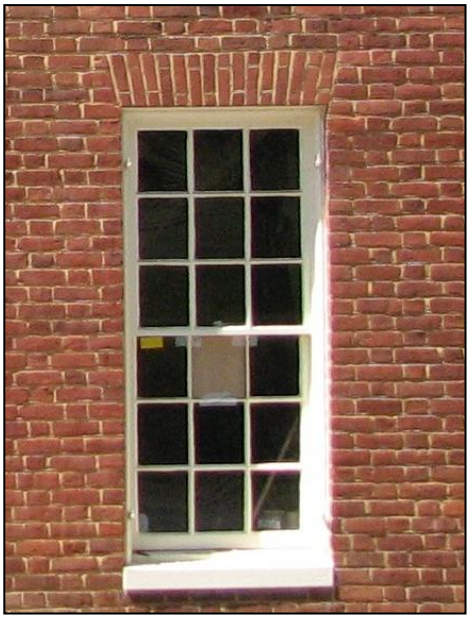

Photo 1: Typical brick jack arch on the Mahlon Schooley House on Second Street in the Waterford Historic District.

Photo 2: Brick jack arch on the Dunne Residence, 40171 Janney Street, indicating appropriate details on new construction in the Waterford Historic District.

Photo 3: Example of simple corbelling on a historic chimney in Waterford.

Cornice

The proposed cornice continues to be a simple boxed eave with no adornment for the brick main block. The Guidelines recommend that applicants consider the use of a cornice, overhang, or parapet at the roofline of new construction based on historic precedents in the Waterford Historic District. This element should also relate to the overall style of the new dwelling. Wood is the most appropriate material, but substitute products may be approved (*Waterford Guidelines, Guidelines for New Construction: Cornices, Overhangs, and Parapets, Guidelines 1 - 3, p. 65*).

While the boxed eave with a board soffit and very simple treatment at the roof-wall junction is appropriate for the cementitious sided wing, rear ell, and bump out (if necessary), **the brick main block should have a more classical entablature with a cornice and architrave based on the proposed building's formality and material to meet the Guidelines for Architectural Details and Decoration.** Variations of corbelled brick or variations of scotia cove or crown moulding applied to the boxed soffit are cornice types that are found on historic brick homes in Waterford. One of the cornices depicted below should be selected and replicated for the façade of the main block (Photos 4, 5, 6, and 7). The dimensions should match exactly. Materials should be similar, i.e. brick corbelling should be brick, wood cornice should be painted wood or painted VERSATEX.

Photo 4: Brick corbelled cornice on the Dunne Residence. Also an example of rectangular vents in a boxed soffit.

Photo 5: Moulded wood cornice beneath a boxed eave on the Pink House on Main Street in Waterford.

Photo 6: Brick cornice using scotia cove bricks on a historic brick house on Main Street in Waterford.

Photo 7: Moulded wood cornice with crown moulding applied to the boxed eave on a historic brick house on Second Street in Waterford.

Front Door Surround

The applicant revised the front door surround depicted on the front elevation to reflect earlier proposals with a complete pediment and adornment on the pilasters. The detail of the front door surround continues to depict a broken pediment. Doors should relate to styles historically found in the Waterford Historic District with simple trim that has similar traditional profiles and dimensional qualities to originals (*Waterford Guidelines, Guidelines for New Construction: Doors, Windows, and Shutters, Guidelines 5-6, p. 68*). **The details and dimensions for the proposed front door surround meet the Guidelines as depicted on the front elevation (not the pediment details) and should be constructed following this drawing.**

Porch Details

Porches on new residential construction should reflect the size, materials, proportion, and placement of historic porches in Waterford (*Waterford Guidelines, Guidelines for New Construction: Front and Rear Porches, Guideline 2, p. 70*).

Rear One-Story Porch

The general design proposal for the rear one-story porch has not changed. A rear, one-story porch with a shed roof is proposed for the west wing. The width of the rear one-story porch is shown on the elevations as 15 feet 9 inches and flush with the west wall of the west wing. On the floor plan and plat, this width is shown as 14 feet 9 inches and recessed 1 foot from the west wall of the west wing. **Recessing the porch from the side elevation of the wing is appropriate and follows historic precedent for porch design.**

The proposed porch posts are 6x6 posts wrapped with VERSATEX to create square 8x8 posts. The posts will be finished with 1"x12" VERSATEX trim at the base and 1" by 4" VERSATEX trim at the top. Historically, porch posts were smaller in dimension and often chamfered. **To create a more finished appearance that is typical of historic porches, the columns should be 6x6 chamfered posts.**

The balustrade will be fir with 2x2 pickets and a rounded top rail. This proposal meets the Guidelines.

No cornice is proposed for the porch. This lack of detail is not in keeping with historic porches, especially porches that would be constructed on a formal house such as the one proposed. **To meet the Guidelines, a cornice should be constructed matching the cornice proposed for the rear, second-story porch (1 inch by 6 inch VERSATEX board).**

The proposed porch floor is 1-inch by 6-inch composite decking for porch floor. This type of floor is not typical of historic porches and does not meet the Guidelines. **The floor should be tongue and groove to follow traditional porch details and meet the Guidelines.** Tongue and groove flooring is manufactured with composite materials. Correct Porch is one manufacturer that advertises using historic dimensions.

The proposed foundation is solid and stone-faced, matching the house, with a step extending along the entire rear elevation. **The proposal to construct a wood or composite wood floor on top of a solid stone foundation does not follow historic precedents for historic porches.** Traditionally, porches with wood floors are supported by brick or stone piers and frame construction. **Therefore, this proposal mixes materials and construction techniques and does not meet the Guidelines.** Constructing stone or brick piers would follow historic precedent. Alternatively, the floor could be flagstone, matching the proposed step.

The proposed porch roof material, standing seam metal, and the proposed porch ceiling, painted wood beaded board, are traditional materials and details for historic porches and meet the Guidelines.

Rear Two-Story Porch
The applicant did not revise the proposed second story porch located on the rear of the residence. Many of the proposed details match those proposed for the one-story porch, including the posts, balustrade, flooring, and ceiling.

A simple cornice is depicted; however, no details, description, or dimensions are provided. Based on the cornice and frieze proposed for the house, the board is likely 1-inch by 6-inch and VERSATEX. This proposal would be acceptable for the porch cornice.

As with the rear porch, the proposed floor and posts do not meet the Guidelines. The proposed balustrade, ceiling, and roof meet the Guidelines.

Entry Steps
The applicant depicts brick entry steps at the front entrance. In email correspondence dated May 17, 2010, the applicant stated that the steps would be semicircular. The plans depict a 9-foot radius. **This simple proposal is in keeping with the formal design of the proposed residence, as well as historic and non-historic homes in the Waterford Historic District. Staff notes that the applicant previously proposed flagstone steps that matched the foundation. This proposal is also appropriate.**

The applicant depicts 5-foot wide flagstone entry steps at the rear entrance to the main block. No detailed plan views are provided. **This simple proposal meets the Guidelines, if the stone matches the proposed foundation.**

Utilities Screening
The applicant proposes to locate a compressor(s) on the east elevation of the residence, adjacent to the rear bump out. It will be approximately 3 feet wide, 6 feet 4 inches deep along the east elevation, and 3 feet tall. The mechanical equipment is not depicted on the front elevation; however, it will extend approximately 2 feet from the side. The compressor will be enclosed with diagonal lattice as screening and a simple frame.

Mechanical equipment, such as compressors, should be located in inconspicuous areas on the rear of the building or below grade, when possible and screened with plantings or fencing (*Waterford Guidelines, Guidelines for Site Elements: Mechanical and Utilities Screening, Guidelines 1-2, p. 47*).

The proposed location for the compressor is near the rear of the residence, but not in the most inconspicuous location, which would be the rear of the house. The details for the proposed screening should be more finished to create the illusion that it is not simply utilities screening. **Constructing the screening of square lattice, with more substantial frame and posts with caps as depicted on page 47 in the Waterford Guidelines would be more appropriate since it will be visible from the public way.**

Further Clarification
A narrow strip is currently depicted along the top of the stone foundation that has not been shown in prior submittals. Clarification of this element is needed for evaluation.

Findings

1. The front and side yard setbacks, orientation, directional expression, complexity of form, height, roof form, general dormer design, chimney location, rhythm of

fenestration, general window and door sizes, and porch locations of the proposed new construction meet the Guidelines.

2. The grade as depicted on the plans does not resemble the actual grade and topography of the subject property. Minimally altering the grade to construct the exposed foundation as depicted on the plans would be more appropriate than leaving several more feet of foundation exposed.
3. As currently proposed, the overall design of the residence does not meet the Waterford Guidelines relating to scale, width, and massing.
4. The traditional, symmetrical, five-bay residence proposed emulates the style of several historic residences in Waterford. However, the overall mass, width, and scale of the proposed residence remain inconsistent with these historic precedents. The main block is the same size as the main block of the neighboring circa 1990 residence at 40171 Janney Street, which does not have a side wing. Therefore, the overall width of the proposed residence is 15 feet 9 inches greater than the modern neighboring residence.
5. The Guidelines state that new construction should follow historic precedents. The horizontal directional expression of the proposed residence is in keeping with other historic residences of similar style in the Waterford Historic District. However, the main block of these historic houses is smaller in scale than the proposed residence and sited on larger lots with deeper setbacks or on hilltops. The entire width of the proposed residence is 19 feet wider than the historic Monroe Hough House at 40189 Patrick Street, which is the most similar in design and siting to the proposed new residence in the Waterford Historic District.
6. The use of traditional materials, textures, and architectural details proposed by the applicant are critical to successfully blending the new construction in to historic districts in a manner that makes it compatible and a background design. The inappropriate use of synthetic or simulated materials and a lack of architectural detail are key reasons why new construction could be incompatible with historic buildings in a District.
7. Synthetic building materials are appropriate for new construction in contexts where the scale, mass, and siting of the construction allows the synthetic material to blend with, rather than intrude on, the historic architecture of the Historic District.
8. Cementitious siding can be considered an appropriate building material for the proposed west wing, rear ell, and rear bump out due to the scale, mass, and subordinate siting of these blocks and their appearance of being later constructed additions.
9. Brick is the most common historic building material in the Waterford District. Constructing the main block of brick, a traditional building material, follows historic precedent, minimizes the perceived mass and scale of the proposed residence

and helps to relate new construction of the scale and mass proposed to the architecture of the District.

10. The cornice proposed for the brick main block lacks appropriate detail relating to the formal design of the house and does not meet the Guidelines.
11. Standing seam metal is the most common and appropriate roofing material in the Waterford Historic District. Sheathing the roof with standing seam metal, a traditional building material, follows historic precedent, minimizes the perceived mass and scale of the proposed residence and helps to relate new construction of the scale and mass proposed to the architecture of the District.
12. The addition of shutters adds visual interest and a human scale to the proposed residence. Shutters should be added to the sides of the brick main block to have consistent details on each brick elevation.
13. The proposed roof-wall junction; frieze, fascia, and corner board materials and dimensions, and siding meet the Guidelines for New Construction for the side wing, rear ell, and rear bump out.
14. The proposed chimney construction method and materials do not meet the Guidelines because Flemish bond is not typical of chimneys, wide V mortar joints are not typical of brick construction, the proposed corbelling is not typical of historic chimneys, and the submitted brick is larger than historic bricks.
15. Attic windows in the gable ends of the proposed residence are in keeping with historic building details and break up the perceived mass of large wall surfaces.
16. Painted wood follows traditional building treatments. The applicant does not consistently indicate that wood or wood substitutes will be painted.
17. The depiction of the corner board on the northwest corner of the main block is incorrect.
18. The proposed fiberglass windows, foundation stone and mortar, gutters and downspouts, front door surround, and front and rear entry steps meet the Guidelines.
19. The proposed porch floor, posts, and lack of cornice on the rear one-story porch do not follow traditional porch details and do not meet the Guidelines.

Recommendation and Conditions

The application continues to propose a residence that does not reflect the scale, width, and massing of historic residences in the Waterford Historic District. Therefore, the HDRC could deny this application based on an incomplete application and an overall proposal that fails to meet the Waterford Guidelines.

Alternatively, if the HDRC finds that the use of traditional, historic building materials (specifically a brick main block, a standing seam metal roof, and working shutters) could

adequately mitigate the incompatible scale, width, and mass of the residence, the HDRC may wish to consider approval of the application with the following conditions:

1. The exposed foundation heights match those depicted on the plans dated April 23, 2010.
2. The main block on all sides is constructed of brick in either Flemish or common (American) bond, *not running bond as depicted in the elevations*. To meet the Guidelines the brick must be roughly 7 ½ inches by 3 ½ inches by 2 inches, the bricks should replicate the size, texture, and color of locally fired bricks used in the construction of historic buildings in the Waterford Historic District. Wire cut brick and artificially or chemically treated brick should not be used. The mortar should match the texture and color of the proposed mortar. The joint size and tooling should have a narrow concave joint as depicted on page 122 of the Waterford Guidelines.
3. The brick chimney must be constructed in running bond with a simple corbelled top to meet the Guidelines *similar to Photo 3 on page 2 in the Staff Report Addendum dated May 17, 2010*. The chimney brick and mortar should match the main block.
4. The roof will be standing seam metal made from a 17 inch pan with 1 ½ inches high sides or prefabricated to match this description with sides ranging in height from 1 ¼ inches to 1 ½ inches to meet the Guidelines.
5. The windows *in the front and side elevations of the main block* will have louvered shutters. The shutters must be made of wood or wood composite that has the appearance of wood, mounted on hinges, and be sized to the related window openings to meet the Guidelines.
6. The height of the main block at the northeast corner will be 31 feet 7 inches from the top of the foundation and 32 feet 3 inches when including the proposed 6 inches of exposed foundation.
7. The dormers will be 7 feet in height, sheathed with a standing seam metal roof, and sided with horizontal cementitious siding matching the ell and bump out.
8. The cornice on the brick main block replicates the dimensions and materials of one of the options provided in *Photos 4-8 on pages 3 and 4 in the Staff Report Addendum dated May 17, 2010*.
9. The junction of the brick main block with the cementitious siding clad masses should be finished with a narrow trim board at the edge of the cementitious siding.
10. All windows in the main block first story should be the same size, dimensions, and style as depicted, approximately 3 feet by 5 feet 5 inches. All windows in the second story of the main block, the west wing, the rear bump out, and the dormers will be the same size, dimensions, and style as depicted in the proposed elevations.

11. All windows and doors will be painted wood, fiberglass, or wood composite that replicate the visual appearance of wood (not vinyl clad) and the grill (muntin) widths will be ¾ inches.

12. All windows in the main brick block will have flat trapezoidal jack arches across the top *constructed following traditional building techniques similar to photos 1 and 2 on page 2 in the Staff Report Addendum dated May 17, 2010*. *Attic windows in the brick main block will have a flat arch constructed of vertical header bricks.*

13. *The front door surround will be constructed with a full pediment in accordance with front elevation drawing submitted May 17, 2010, not a broken pediment as depicted on the detail of the drawings submitted the same day*.

14. The front door is solid painted wood and has six raised panels with dimensions ranging from 3 feet by 6 feet 6 inches to 3.5 feet by 7 feet.

15. *All rear French doors will be the same size as depicted in the proposed elevations, approximately 3 feet by 6 feet 8 inches, with 15 lights and painted wood.*

16. Window and door frames for the brick main block will follow installation instructions for brick veneer buildings on page 2-14 of the Andersen 400 Series Architectural Detail File.

17. *The window sills will be painted wood or a synthetic material that has the appearance of wood and be 1 ½ to 2 inches thick. The thresholds will be painted wood or a synthetic material that has the appearance of wood and 2 to 3 inches thick.*

18. All window and door trim and corner boards for the cementitious siding clad blocks (west wing, rear ell, rear bump out) will have the nominal dimensions of 4 inches by 1 inch. All sills will be *painted wood or a synthetic material that has the appearance of wood and* 1 ½ to 2 inches thick.

19. The foundation will be stone veneer over concrete for all elevations using stones from the existing foundation. If the applicant does not have enough stone from the existing foundation to complete the stone veneer, then the additional veneer will match the color, shape, and texture of the stone veneer created from the existing foundation. The mortar and a mortar joint will match those found on the Pink House stone addition at 40174 Main Street to meet the Guidelines.

20. All trim, windows, doors, siding, and wood or simulated wood elements will be painted.

21. The west wing, rear ell, rear bump, and dormers will be clad with wood clapboard or cementitious siding with a smooth finish and a six inch reveal.

22. *The porches have 6x6 chamfered posts and tongue and groove flooring. The rear one-story porch will have a 1x6 VERSATEX board cornice, matching the cornice depicted on the second story porch.*

23. *The screening for the compressors will be constructed of square lattice, not diagonal as proposed, and the frame posts will be finished with caps similar to the mechanical screening photo on page 47 of the Waterford Guidelines.*

Suggested Motions

1. *I move that the Historic District Review Committee deny Certificate of Appropriateness 2010-0002 for new residential construction at 40153 Janney Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on pages 6-8 of the Staff Report Addendum dated May 17, 2010.*

   OR

2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2010-0002 for new residential construction at 40153 Janney Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on pages 6-8 of the Staff Report Addendum dated May 17, 2010 and with the following conditions…*

   OR

3. *I move that the Historic District Review Committee defer Certificate of Appropriateness 2010-0002 for new residential construction at 40153 Janney Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on pages 6-8 of the Staff Report Addendum dated May 17, 2010.*

   OR

4. *I move alternate motion…*